



**5420 Dalrymple Crescent NW  
Calgary, Alberta**

**MLS # A2126509**



**\$769,900**

<b>Division:</b>	Dalhousie		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,451 sq.ft.	<b>Age:</b>	1972 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance		

**Inclusions:** Greenhouse

This bungalow on a large lot presents a wonderful opportunity in the sought-after Dalhousie neighborhood. Offering generous space and a functional design, this impressive home caters perfectly to both families and investors alike. Its proximity to key amenities such as the C-train, Safeway, Crowchild Trail, and various schools makes it an unbeatable location. Upon entering, you are greeted by a sizable living room, a spacious dining area, and a practical kitchen, providing ample room for daily living and entertaining. The living room features beautiful hardwood floors and a wood burning fireplace for those cozy colder days. The kitchen has good counterspace and a great amount of cupboards for all your storage needs. The three bedrooms offer comfortable accommodation, with the primary bedroom boasting its own 3 piece en-suite bathroom. There is another 4 piece bathroom on the main floor for your convenience. A spacious family/bonus room at the rear of the home offers versatility for various uses - perfect for family gatherings or entertaining guests. It has a lovely gas fireplace. The basement, previously utilized as an illegal suite, features a kitchen, a large dining/ living room area, one-bedroom, plus an additional flex room/den (which was used as a bedroom by previous tenants). And it has a woodburning fireplace. There is also a full bathroom and a laundry room down here. The property has an expansive fenced yard and a single attached garage for your convenience. Behind the home is a quiet walking path ( so no direct neighbours behind you!). The community of Dalhousie has a family-friendly atmosphere and whether you are a savvy investor or a family looking for your first home, this is a great opportunity to get into the market. Call your favorite realtor today to book a showing!